

174.0

0008

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

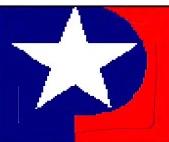
653,700 / 653,700

USE VALUE:

653,700 / 653,700

ASSESSED:

653,700 / 653,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ARNOLD ST, ARLINGTON

OWNERSHIP

Owner 1:	POLKING MARK JOSEPH	Unit #:	
Owner 2:	POLKING GARY FRANCIS		
Owner 3:			

Street 1: 12 ARNOLD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	GARTEN STEVEN WILLIAM -
Owner 2:	-
Street 1:	15 MANSION DR
Twn/City:	TOPSFIELD
St/Prov: MA	Cntry:
Postal: 01983	

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1345 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4620.000	262,000	700	391,000	653,700		116671
							GIS Ref
							GIS Ref
							Insp Date
							02/13/20
							!13589!
							USER DEFINED

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,700	700	4,620.	391,000	711,400	711,400	Year End Roll	12/18/2019
2019	101	FV	250,000	700	4,620.	385,400	636,100	636,100	Year End Roll	1/3/2019
2018	101	FV	212,100	700	4,620.	296,100	508,900	508,900	Year End Roll	12/20/2017
2017	101	FV	212,100	700	4,620.	279,300	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	212,100	700	4,620.	257,000	469,800	469,800	Year End	1/4/2016
2015	101	FV	200,400	800	4,620.	240,200	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	200,400	800	4,620.	221,200	422,400	422,400	Year End Roll	12/16/2013
2013	101	FV	200,400	800	4,620.	221,200	422,400	422,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARTEN STEVEN W	71224-21	1	6/27/2018		670,000	No	No		
FANNIE MAE AKA	70062-338		10/12/2017	Bank Sale	446,262	No	No		
CORBETT RICHARD	68359-170		11/7/2016	Forclosure	412,000	No	No		
	22858-67		1/26/1993		159,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2017	1619	Inter Fi	32,000	C				
11/10/2017	1498	Inter Fi	6,400	C				
10/26/2006	932	Wood Dec	16,500			G8	GR FY08	build 15x26 deck @
12/16/1999	855	Alterati	5,000	C				NEW DOOR-4X5 DECK

Sign: VERIFICATION OF VISIT NOT DATA _____

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2020	Inspected	PT	Paul T
4/17/2019	SQ Returned	JO	Jenny O
10/5/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	372	PATRIOT
11/20/2008	Measured	345	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
2/1/1992		PM	Peter M

